

From: McIver Kevin Q (AWSS)
To: Fort Don
Subject: FW: Update #8: Laguna Niguel, CA
Date: Thursday, September 22, 2016 11:39:17 AM

Don - FYI. I'll loop you in on these updates as well. We keep these close hold as they are operational in nature.

Thx,
~Kevin

-----Original Message-----

From: McIver Kevin Q (AWSS)
Sent: Tuesday, September 20, 2016 03:35 PM Central Standard Time
To: [REDACTED]
Subject: FW: Update #8: Laguna Niguel, CA

(b)(6)

Hi [REDACTED] - Per our discussion - please keep these updates close hold.. We've scheduled a town hall for IRS employees on September 22nd with GSA and FOH to address Asbestos concerns, testing, future actions, etc.

(b)(6)

Thanks again for reaching out to me and caring to provide me the heads up!

Take care,

~Kevin

KEVIN Q. McIVER
Chief, Agency-Wide Shared Services (AWSS)
(202) 317-7500 ofc
(202) 731-5503 cell

CONFIDENTIALITY NOTICE: This electronic mail transmission (e-mail) and any attachments transmitted with it may contain confidential information (not NSI classified) which is protected from unauthorized disclosure or use by the IRS (Title 26 U.S.C.), the Privacy Act (5 U.S.C. Sec. 552(a)), or other applicable laws. The information contained herein is intended only for the use of the above named individual(s). If you are not an intended recipient, you are hereby notified that any unauthorized disclosure, copying, distribution, or use of this information is strictly prohibited. If you have received this e-mail in error, please notify the sender by e-mail reply or telephone call and permanently delete all parts of this transmission.

From: Patterson Jennifer
Sent: Tuesday, September 13, 2016 6:06 PM
To: McIver Kevin Q (AWSS)
Cc: Meares Naida L; Dickerson Maureen K; [REDACTED] R; Lough Sonia M; Colaciello Joe; Terra Joseph A; Patterson Jennifer
Subject: FW: Update #8: Laguna Niguel, CA

(b)(6)

Kevin,

Here is the latest updated on Laguna.

Laguna Niguel, CA (CA0521), Chet Holifield Federal Building - Asbestos

Background: The Chet Holifield Laguna Niguel Federal Building houses numerous Federal Agencies including [REDACTED] IRS, [REDACTED] [REDACTED] is the anchor tenant. (b)(7)(C)
The IRS population is approximately 525 employees. Based upon our initial communication with GSA, DHS/USCIS construction workers disturbed existing asbestos that is located in the spray-on fireproofing above the ceiling on the first floor. This action prompted GSA to conduct air testing and asbestos ceiling testing within the federal building during late March and early April. Testing was conducted on six floors, including IRS space. Testing (air and micro-vac) was conducted inside the occupied space and also in the plenum. GSA has verbally indicated that the air testing inside occupied space was clean. Some of the micro-vac locations below the ceiling had "above background" levels of asbestos. Locations of micro-vac above the ceiling also had "above background" levels of asbestos. Although the work that disturbed the asbestos was located on the first floor, testing showed "above background" levels on all floors. IRS is currently housed on 1st, 2nd, 3rd and 4th floors.

NTEU has been notified. Geoff Sheldon (SCR) with support from FMSS will be the primary IRS contact for employee concerns and questions. GSA has instituted a policy to restrict all ceiling tile removal without prior testing. GSA provided building tenants with their eighth bi-weekly update, on August 26, 2016 and provided information about the protocol they have instituted for work requiring any movement of ceiling tiles. GSA is performing periodic air testing to confirm occupant safety, conducted below ceiling cleaning in the four locations (non-IRS space), and implemented above ceiling asbestos removal in USCIS space. GSA worked with FOH who contracted with a third party to perform air sampling in 66 locations the week of June 6 and repeat the sampling the week of June 13. FMSS worked with GSA to ensure the suggested testing locations covered the areas of concern for the IRS. The first set of results from the week of June 6th and the results for the week of July 13th were all below permissible exposure levels. GSA has instituted testing requirements for all projects requiring ceiling access, which delayed a planned space reduction project in the building. GSA also arranged 4 town halls led by FOH for all building employees. FOH explained the history of asbestos, how it was used in the past and the current guidelines to prevent exposure. The results of the air sampling were below the EPA threshold, which is 10 times more stringent than the OSHA standards. They indicated this is the standard used for school classrooms and any possibility of exposure or risk in the Laguna Federal Building is extremely low. FMSS sent a letter on June 15, 2016 to the GSA Region 9 Commissioner requesting they institute a comprehensive and consistent plan for testing, cleaning, and if necessary, abating the asbestos in all tenant areas. GSA responded on June 20, 2016 with details of their action plan for current/future testing, communication, and maintenance plan. FMSS has prepared a SOW for its own contract for air sampling with FOH in the event it is needed. GSA indicated in the town halls they are moving forward to request prospectus funding to remove all asbestos from the building.

Current Status: GSA shared additional test results of samples taken above the ceiling tile in IRS space where construction is required for our current rent reduction project. It has

been known and publicized to the building occupants that asbestos-containing material (ACM) is on top of the ceiling tiles. The results have caused concern from the IRS population, resulting in requests for more tests and information. The IRS Commissioner is visiting Laguna Niguel on September 14th and conducting a town hall meeting. It is expected that the ACM will be brought up.

Recently, [REDACTED]

[REDACTED] The news has spread throughout the IRS workspace, and the level of employee concern is high. The employee involved had swab samples taken from his immediate workspace and sent them to a laboratory for analysis. Results are unknown at this time. Two NTEU Chapter Presidents have contacted the SCR for information on what plans exist to remediate the problem. The SCR has forwarded GSA plans for remediation, which include repairing/replacing the damaged or missing ceiling tiles in order to maintain a barrier between the work area and above the ceiling tiles where the ACM exists. Emails to the employees have reiterated the findings from the air sample tests which indicate that there is either no asbestos present, or that the concentration of asbestos is well within both the FOH and California OSHA standards. The LB&I management has requested a deep cleaning of the office used by their manager.

(b)(6)

(b)(6)

On September 8th, FMSS met with GSA to discuss the construction test results as well as future plans for alterations in our space. GSA explained the multi-prong approach they are taking to address the issue:

1. Quarterly Air Samples – This is the most important factor in determining safe conditions for our occupants. Air samples determine if asbestos is airborne. Based on the last air samples, we were well within EPA and OSHA standards. The next round of air samples will be the end of September.
2. Comprehensive Survey – To be awarded soon and will be completed by February 2017. This survey will examine all materials in the building and condition of the materials.
3. Construction Testing – As agencies request work above ceiling, GSA will conduct micro-vac testing to establish presence of asbestos and the proper containment protocol to follow to complete the construction work.
4. Intermediate Prospectus – GSA has submitted an out of cycle prospectus request to address removal.

Next Steps:

1. GSA will finish the repair/replacement on ceiling tiles in IRS suites by mid-October.
2. GSA will coordinate and support FMSS to organize an IRS town hall meeting prior to the next air sampling test. They will include FOH for medical type questions.
3. FMSS will coordinate another meeting once air sampling reports are received.